



# Agenda

## COMMUNITY DEVELOPMENT COMMISSION MEETING

**Wednesday, February 19, 2020**

**3:30 p.m. – 4:45 p.m.**

**500 Market Street; Boxcar Room**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: November 20, 2019
5. Review and Recommend Approval of Budget Adjustment Request (BAR) to pay back \$183,274.29 to the City's Line of Credit for HUD funds (Alexandra Ladd, Director, Office of Affordable Housing, [agladd@santafenm.gov](mailto:agladd@santafenm.gov)).
6. Discussion of Community Development Commission terms and vacancies (Alexandra Ladd, Director, Office of Affordable Housing, [agladd@santafenm.gov](mailto:agladd@santafenm.gov)).
7. Discussion of proposed changes to Chapter 14.8.11(G)(2) regarding regulatory amendments to incentivize the provision of affordable housing. (Carlos Gemora, Planner, Land Use Dept, [cegemora@santafenm.gov](mailto:cegemora@santafenm.gov); Alexandra Ladd, Director, Office of Affordable Housing, [agladd@santafenm.gov](mailto:agladd@santafenm.gov)).
8. Items from the Commission
9. Items from the Staff
10. Items from the Floor
11. Adjournment

**PERSONS WITH DISABILITIES IN NEED OF ACCOMMODATIONS, CONTACT THE CITY CLERK'S OFFICE AT 955-6520, FIVE (5) WORKING DAYS PRIOR TO MEETING DATE.**

**RECEIVED AT THE CITY CLERK'S OFFICE**

**DATE: February 12, 2020**

**TIME: 4:18 PM**

**SUMMARY OF ACTION  
COMMUNITY DEVELOPMENT COMMISSION MEETING  
MARKET STATION, 500 MARKET STREET, BOX CAR ROOM  
WEDNESDAY, FEBRUARY 19, 2019, 3:30 PM**

<b><u>ITEM</u></b>	<b><u>ACTION</u></b>	<b><u>PAGE</u></b>
CALL TO ORDER		1
ROLL CALL	NO QUORUM	1
APPROVAL OF AGENDA	NO ACTION	1
APPROVAL OF MINUTES	NO ACTION	1
REVIEW AND RECOMMEND APPROVAL OF BUDGET ADJUSTMENT (BAR) TO PAY BACK \$183,274.29 TO THE CITY'S LINE OF CREDIT FOR HUD FUNDS	NO ACTION	1-2
DISCUSSION OF COMMUNITY DEVELOPMENT COMMISSION TERMS AND VACANCIES	INFORMATION/DISCUSSION	2-3
DISCUSSION OF PROPOSED CHANGES TO CHAPTER 14.8.11 (G)(2) REGARDING REGULATORY AMENDMENTS TO INCENTIVIZE THE PROVISION OF AFFORDABLE HOUSING	INFORMATION/DISCUSSION	3-7
ITEMS FROM THE COMMISSION	INFORMATION/DISCUSSION	7
ITEMS FROM STAFF	INFORMATION/DISCUSSION	7-8
ITEMS FROM THE FLOOR	NONE	8
ADJOURNMENT	ADJOURNED	8

**COMMUNITY DEVELOPMENT COMMISSION MEETING  
MARKET STATION, 500 MARKET STREET, ROUNDHOUSE ROOM  
WEDNESDAY, FEBRUARY 19, 2019, 3:30 PM**

**1. CALL TO ORDER**

The meeting of the Community Development Commission was called to order by Councilor Renee Villarreal, Chair, at 3:30 pm, on Wednesday, February 19, 2019 at Market Station, 500 Market Street, Roundhouse Room, Santa Fe, New Mexico.

**2. ROLL CALL**

**MEMBERS PRESENT**

Councilor Renee Villarreal, Chair  
Rosario Torres  
Ken Hughes

**MEMBERS ABSENT**

Paul Goblet, Excused  
John Padilla  
Willie Marquez  
Carla Lopez

**OTHERS PRESENT**

Alexandra Ladd, Director, Office of Affordable Housing  
Antonia Candelaria Martinez, Office of Affordable Housing  
Carlos Gamora, Land Use Office  
Elizabeth Martin, Stenographer

**\*A quorum was not present**

**3. APPROVAL OF AGENDA**

No action could be taken.

**4. APPROVAL OF MINUTES  
NOVEMBER 20, 2019**

No action could be taken.

**5. REVIEW AND RECOMMEND APPROVAL OF BUDGET ADJUSTMENT (BAR)**

**TO PAY BACK \$183,274.29 TO THE CITY'S LINE OF CREDIT FOR HUD FUNDS**

No action could be taken.

**6. DISCUSSION OF COMMUNITY DEVELOPMENT COMMISSION TERMS AND VACANCIES**

Ms. Ladd said Commissioner Torres asked to have this conversation. She pulled up the most current roster at the City Clerk's Office. Almost everyone's term is expired or soon to be except Councilor Villarreal and Mr. Hughes. She recommends that we not get anyone new until after next month and the funding cycle. We have had the same people on the commission for awhile. She appreciates the continuity. Councilor Villarreal just got reappointed as Chair. She would like to see who is interested in continued service. Carla is out of town a lot. She has some questions as to if we want to reshape the commission a bit or hold steady.

Commissioner Torres said the work of the Commission is important enough that we need to have as many people present at every meeting as possible. She understands things happen. It is important to know if people want to continue. We might need to have other voices effected by the crisis of housing in our City.

Commissioner Hughes said he wants to stay.

Ms. Ladd said we have always had these meetings at 3:30 in the afternoon. Maybe there is a different time that would more easily lend itself to participation. We could see if that helps. The ordinance does list some areas of expertise that are suggested, but not limited to.

Chair Villarreal said they are not set positions, but general language.

Commissioner Torres asked is there a limit to how many people can be on the Commission.

Ms. Ladd said yes, 7 with the Chair.

Chair Villarreal said there are times when we are working to get a quorum. She doesn't think that is okay. People should be here and on time. She will have conversations with each of the folks who are expiring.

Ms. Ladd said we could ask for public to express interest in March and see who we get.

Chair Villarreal said that is a good idea. Cast the net again.

Ms. Ladd said she will do a public notice. She will email to the Chair what was used last time and she can see if it works.

Chair Villarreal asked is there anywhere else we should advertise it.

Ms. Ladd said we could reach out to industry groups and action groups as well.

Chair Villarreal asked Ms. Ladd to check with the folks who are expiring to see if they are still interested. It is important to get new blood on all our City committees.

Commissioner Torres said we can put notices at the libraries.

Ms. Ladd said yes we can.

**7. DISCUSSION OF PROPOSED CHANGES TO CHAPTER 14.8.11 (G)(2)  
REGARDING REGULATORY AMENDMENTS TO INCENTIVIZE THE  
PROVISION OF AFFORDABLE HOUSING. Carlos Gamora**

Mr. Gamora said he is a Senior Planner with the Land Use Department. He is sure you know that at the end of 2019 the Governing Body approved some changes to Chapter 26. It laid out the mechanisms of how affordable housing works. In Chapter 14 it lays out the allowances and incentives for building affordable housing. The fee in lieu of for rentals, the set aside of 15% to 20% and low price dwelling use. When we think about these we are trying to call the options inclusionary housing projects which specifies they are actually including affordable housing. We, right now, are trying to put together and encourage the supply of affordable housing, particularly inclusionary developments. The intention of what we have drafted so far is to rely on best planning practices and include some financial incentives we can give to market rate developers. We are hoping to increase supply. We are very early in the process. He is hoping to get some type of discussion to garner some ideas from this group about how to strategize early on. We will be working with the Planning Commission working group in March or April. We will spend the next couple of months working with them. We will eventually come back to this Commission. He can walk through some of the intentions and strategies. He is most interested in getting feedback.

Commissioner Hughes said specific ideas would be useful and where you want to make changes and what you mean by best practices.

Mr. Gamora said we are thinking about housing in general. The City of Santa Fe has a very low supply of low income housing. The best thing we can do is increase housing in general. Planning best practices, increase density, parking availability, set backs and step backs. Green certifications to help with height. We want height rather than spread. Allowing more mixed use development. The idea is if we think about

existing processes and requirements as a luxury SUV we are hoping to achieve a Honda Civic. Something affordable to build and maintain. We are hoping to get more sustainable, more financially sustainable and to some degree better projects and to some degree more affordable projects.

Commissioner Hughes said when Matt O'Rielly was with the City he pushed through the St. Mike's Overlay Zone. Is that what you are thinking of. Reducing the disincentives.

Mr. Gamora said in a way. That is oriented more toward an urban corridor and could in the future become more of a pedestrian corridor.

Commissioner Hughes said if it is in a neighborhood with a walk score of 60 or above maybe the parking required can be reduced.

Mr. Gamora said an idea with a walk score of 50 to 69, in most areas you could give a 10% reduction in parking requirements and so on. It would require long term bicycle spaces. It could work in the BCD district, the Business Commercial District, which is kind of downtown. Also the north and south Railyard. A lot of areas downtown are not able to grow because we are not able to find parking or leased parking so we effectively eliminated growth due to parking requirements. Some of that could be initiating a fee in lieu of. The City provides parking in City lots. In the BCD district it could apply to mixed use. If you provided 20% of gross floor area dedicated to set aside affordable units you could have a mixed use project with an inclusionary development qualification. The idea would be that we would end up with more mixed use and flexibility.

Commissioner Hughes asked have you put numbers to these ideas.

Mr. Gamora said no we have not.

Mr. Gamora said one idea is to eliminate lot coverage restrictions. Right now we require residential developers to provide common open space for residents. We also have lot coverage restrictions on how much building you could do on the lot. Without those maybe they would build more units, but would still have to have the required open space. Reducing set backs and step backs. We are requiring set backs right now between homes. We could take that out for zero lot lines for inclusionary developments. Right now you can build up to 14 feet high within the lot line, we would reduce that. If you are up against a residential zone you would have the same set backs and step backs. We could get closer to internal areas and non residential zones to allow more units to be built.

Commissioner Torres asked is there anything in the code about including trees. We are losing many of our trees. It seems we would protect the environment and plant the right kind of trees for shade and habitats for animals and enjoyment.

Mr. Gamora said we have landscaping requirements. Sometimes some groups in the City don't like those because of issues with fire access. The Parks Department has trouble maintaining them. If there is more density that does mean less private green space. The idea is by having low density in central areas of the City we are encouraging more sprawl. If we have more density it allows more areas to be less disturbed.

Chair Villarreal said high density does not mean less vegetation. We have a list they can select from.

Commissioner Torres asked what happens to remodeled places who have lost their trees or development.

Chair Villarreal said they are required to do landscaping.

Mr. Gamora said when developments come in there are landscaping requirements.

Commissioner Torres said the south side has very few trees. It is crazy.

Chair Villarreal said that is also a newer part of town. They are required to do it. We need more parks on the south side and more opportunities for outdoor spaces.

Chair Villarreal asked in terms of incentives do you want our feed back on those.

Mr. Gamora said yes. We hope to limit financial incentives and provide additional supply. That is a better win, win situation, but nothing is off the table.

Ms. Ladd said Chapter 26 is the stick. Chapter 14 is the carrot. Our public purpose is to leverage affordability in the community. If we raise fees for our market we can subsidize affordable housing. There is no incentive to do anything moderately priced now. You only have an incentive to raise the prices. We are saying if you have a product that does not have to be high-end we are going to leverage what we can so as not to price you out of financing.

Mr. Gamora said we see that as regulatory allowances. We are already giving financial incentives, but have not seen the level of development for rental housing.

Ms. Ladd said the developers say that is not enough. We are allowing it to be a little bit more flexible. Carlos has really done a lot of work on this. Our code is pretty antiquated. 1960s style. This is a subtle secondary effort to modernize some of the Land Use Code.

Chair Villarreal said she cautions you to not use the term amenities such as in there are barriers to creating more amenities.

Mr. Gamora said with some of the things like reducing height limits the idea is to allow an extra 12 feet of height to historic areas and other areas. That is the best way to get to long term affordability and more units and density. Right now land costs in Santa Fe are incredibly expensive. If you can build ten units instead of five that would help with bottom line.

Ms. Ladd said density is not the end all. Carlos has an idea that all this would be based on some kind of performance metric. Density with proximity.

Mr. Gamora said as to City infrastructure, when we have lower densities it means it is a lot harder to pay for roads, street trees and parks or schools, fire, police, transportation and services. If we could make that more efficient there would be more long term sustainability and affordability. The intention of this is to provide more efficiency and cost effectiveness in development. Increasing heights will be a very contentious issue.

Commissioner Torres said Pecos was four stories. It is the look and feel of it and the sense of what it reminds people of that is what people are upset about. Like the Vlodem Museum. Erasing the story of the City. It feels like it is another aspect of colonization.

Chair Villarreal said the way she sees it flat roofs and adobe does not make sense anymore for our kind of environment. She would like to see more of a different architectural style and other colors. That does not mean we are not keeping with tradition or the old ways. We want efficient ways of building. There are things we are interested in on this. She would like to see us incentivize more with energy efficiencies for that to support sustainability intentions. We don't do that enough. Solar and water catchment. We don't do it consistently or ahead of the time thinking. We should require it. It pays for itself. There is technology and funding resources.

Mr. Gamora said the idea of height is to tie a height to green certifications. There are three main ones now. Leed, Build New Mexico and Enterprise Green Communities. That is how you would get additional height.

Chair Villarreal asked what about fee waivers not always tied to height. Some of these certifications are required for affordable housing. Our idea would be building green would give you density and height bonuses for inclusionary developments. It is based on income, but also if building green they would get more density bonus. We could consider a fee waiver for those processes. We are almost getting rid of the fees we charge. She guesses we could throw in more. Right now the way the fees work is if you providing x amount of set aside units and you get that percentage of a fee waiver. We would give more for that. Also if they are doing median level of affordability.

Commissioner Hughes suggested looking at batch wastewater treatment for a neighborhood and use the water for street trees for watering.



Mr. Gamora said right now for all projects that comply with the program we give a 15% density bonus. The idea is if you are building an inclusionary development you get an extra 20% density bonus. If you are building with green certification and a walk score of at least 50 you would get a larger density bonus. We would say a height of 36 feet now if you go through a special development permit or plan. We would increase to 36 feet without permit or plan.

Ms. Ladd asked what is the reason for having to get a special permit to go to 36 feet.

Mr. Gamora said he thinks the idea was to allow density in some parts of City, but otherwise to have to get permit to go through a process.

Mr. Gamora said if you want to build three units you have to go through a development plan and we would increase that to five to allow you to do fourplexes with a shortened process, but the same rules. For small projects we could combine plans rather than doing two plans. The Planning Commission develops plans right now if they exceed 10,000 square feet for multi-family or larger developments without going to the Planning Commission. We could bump that up to 30,000 or 60,000 to not allow as much of the public process and planning process there.

Chair Villarreal said maybe read through these and digest them. There is a lot of planning jargon. It needs to be made more simple.

Commissioner Torres said it is a lot.

Commissioner Hughes said he is excited to see this coming forward.

Mr. Gamora said we are very early in process. We are going to start working with the Planning Commission and will work with community groups and nonprofits. Let us know what you would want to see from this. We will come back with a polished version in the next few months. We would love to see your feedback.

Chair Villarreal said thank you Carlos for joining us

## **8. ITEMS FROM THE COMMISSION**

Commissioner Hughes said he is heading up a planning group in March. Eric Aune is resurrecting the Northern New Mexico Planning Group.

## **9. ITEMS FROM STAFF**

Ms. Ladd said our Senior Planner job closed on Wednesday so we are moving forward on that. She will bring item 5 from this agenda back to our meeting on March

4<sup>th</sup>.

Chair Villarreal said we need documentation with the scoring and any narrative relating to scoring for the ones we select and the ones we do not.

Ms. Ladd said we usually use the summary staff puts out. We can do more.

Chair Villarreal said we need to formalize it.

Ms. Ladd said we can only do minutes for the meeting without the executive session.

#### **10. ITEMS FROM THE FLOOR**

None

#### **11. ADJOURNMENT**

There being no further business before the Commission the meeting adjourned at 4:50 pm.

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Councilor Renee Villarreal, Chair



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Elizabeth Martin, Stenographer